



King County

Department of Permitting and Environmental Review

State Environmental Policy Act (SEPA)

Mitigated Determination of Non-Significance (MDNS) for The Reserve at Woodlands – Development Agreement and Infiltration Test Facility (GRDE13-0135)

Date of Issuance: January 23, 2014

Project: Clearing & Grading Permit – To construct a 0.66 acre (approx.) infiltration test facility. The facility may receive and infiltrate flood waters from Horseshoe Lake on an annual basis and test modeled infiltration rates for a potential future regional stormwater facility. Total site disturbance including infiltration area and necessary stock-pile area is 1.52 acres (approx.); and a non-project proposal for a Development Agreement between King County and BD Village Partners LP related to a 77 lot subdivision adjacent to the City of Black Diamond, regional stormwater facility, regional trail easement and transfer of open space land to King County.

Location: East of 218th Ave SE and south of Auburn-Black Diamond Road & Horseshoe Lake Parcel #212106-9059

King County Permit: GRDE13-0135-Infiltration Test Facility
Development Agreement-Reserve at Woodlands

DPER Contacts:
Development: Molly Johnson, Development Engineer
Agreement 206-477- 0344 molly.johnson@kingcounty.gov

Grading Permit: Jon Pederson, Site Development Specialist
206-477-0330 jon.pederson@kingcounty.gov

SEPA: Kim Claussen, PPM III
206-477-0329 kimberly.claussen@kingcounty.gov

Proponent: BD Village Partners LP
10220 NE Points Dr., Suite 310
Kirkland WA 98032
425-898-2100

Zoning: RA-5 & RA-10
Community Plan: Tahoma/Raven Heights
Drainage Sub basin: Duwamish/Green River
Section/Township/Range: 21-21-06

Notes:

- A. This finding is based on review of the project site plan, environmental checklist and development agreement received November 13, 2013 and revision received January 7, 2014 and other environmental documents in the file.
- B. Issuance of this threshold determination does NOT constitute approval of the requested permit. This proposal will be reviewed for further compliance with all applicable King County codes that regulate development activities, including KCC title 21A, King County Surface Water Design Manual, KCC 16.82 (grading) and KCC 21.A.24 (critical area regulations).

Threshold Determination:

The following mitigation measures shall be attached as conditions if a permit is issued. These mitigation measures are consistent with policies, plans, rules, or regulations designated by KCC 20.44.080 as a basis for the exercise of substantive authority and in effect when this threshold determination is issued. Key sources of substantive authority for each mitigation measure are in parentheses; however, other sources of substantive authority may exist but are not expressly listed.

- A. The grading permit is for excavation of an area for future infiltration testing. No water, with the exception of testing per the 2009 King County Surface Water Design Manual (Standard PIT or other method(s) per 2009 SWDM p. 5-58), will be introduced into the test pit until future permits are reviewed and approved.
- B. Subsequent permits contemplated in the Development Agreement (e.g. clearing & grading, land use permits, etc.) will require additional studies and review per the State Environmental Policy Act (SEPA).
- C. If the infiltration test facility is not utilized or expanded to a regional facility, the applicant shall obtain the necessary grading permit restore/revegetate any disturbed area to preexisting conditions (the pit, access roads, staging area).
- D. Prior to the grading preconstruction conference for the infiltration test facility, the applicant shall provide the following:
 - (a) Additional Historical Research: Prior to conducting fieldwork, additional historical research shall be conducted using local histories and historic forest cover, mining and other maps available at the University of Washington, the State Division of Geology and Earth Resources and other appropriate resources.
 - (b) Field Survey: Shovel probes shall be excavated in the following areas where slopes are less than 7%.
 - 1. Probes at 20-30m intervals over the 1.52 acres-infiltration test facility (approx.) where soil disturbance will occur. Probes shall measure 35-40cm in diameter, shall be screened through ¼" mesh and shall be excavated to undisturbed glacial material or 70cm, whichever is less, unless the water table or physical blockage intervenes.
 - (c) Modifications to the above (historical research & field survey) may be considered, as determined appropriate by King County Historic Preservation.

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.


Comments and Appeals:

This determination is issued pursuant to the optional DNS/MDNS process in WAC 197-11-355. No further comment period is provided. There is no administrative appeal of this decision. Any appeals must be submitted to King County Superior Court.

Information about the project is available from the Department contacts listed above. The application, permit studies, and environmental documents may be reviewed at the address listed below.

Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

Responsible Official:



Steve Roberge
SEPA Responsible Official
Product Line Manager – Rural Single Family
Department of Permitting and Environmental Review

1-23-14

Date